

DATA COLUMN

- TAX PARCEL NUMBER: 18-019.00-339
- SITE AREA: 0.958± ACRES
- EXISTING ZONING: BC
- PROPOSED ZONING: BB
- SOURCE OF TITLE: DR 949-266
- PROPOSED BUILDING GROSS FLOOR AREA: 23,532± SF
- LAND USE BREAKDOWN:

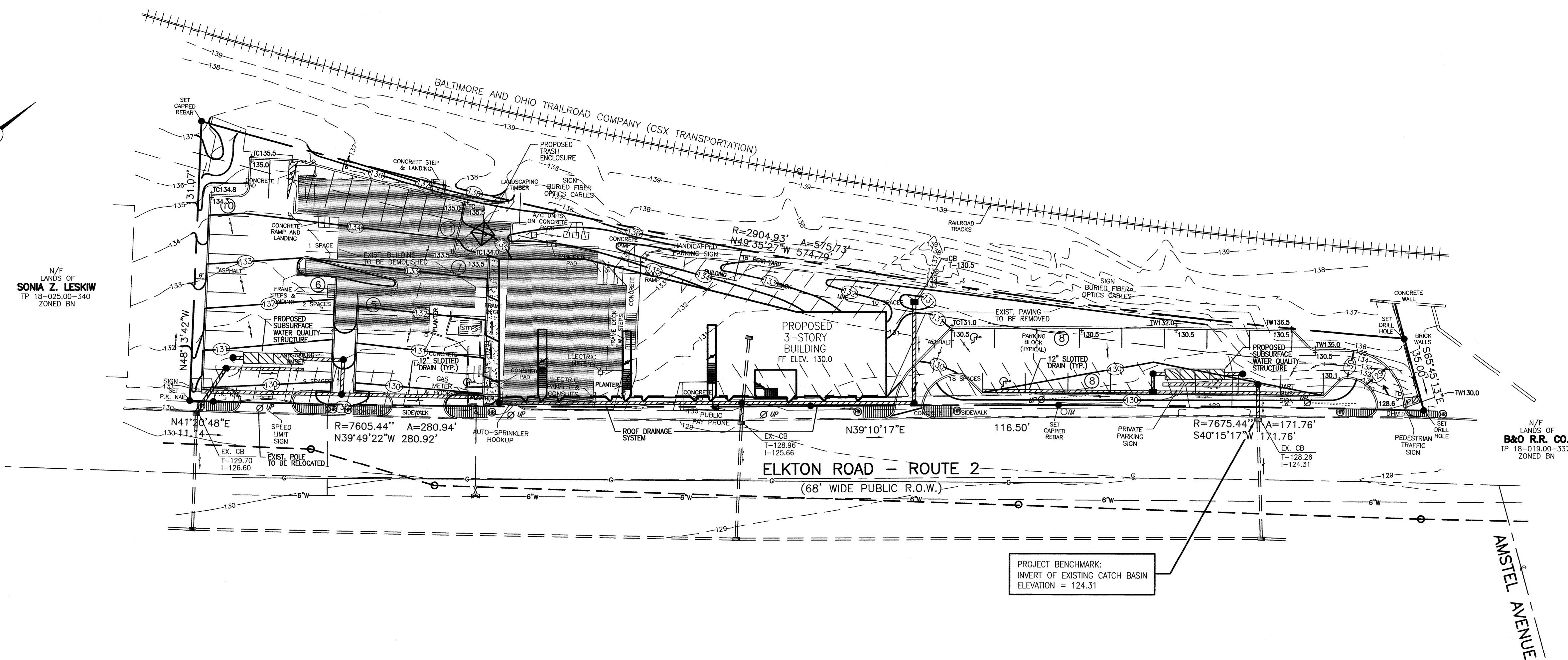
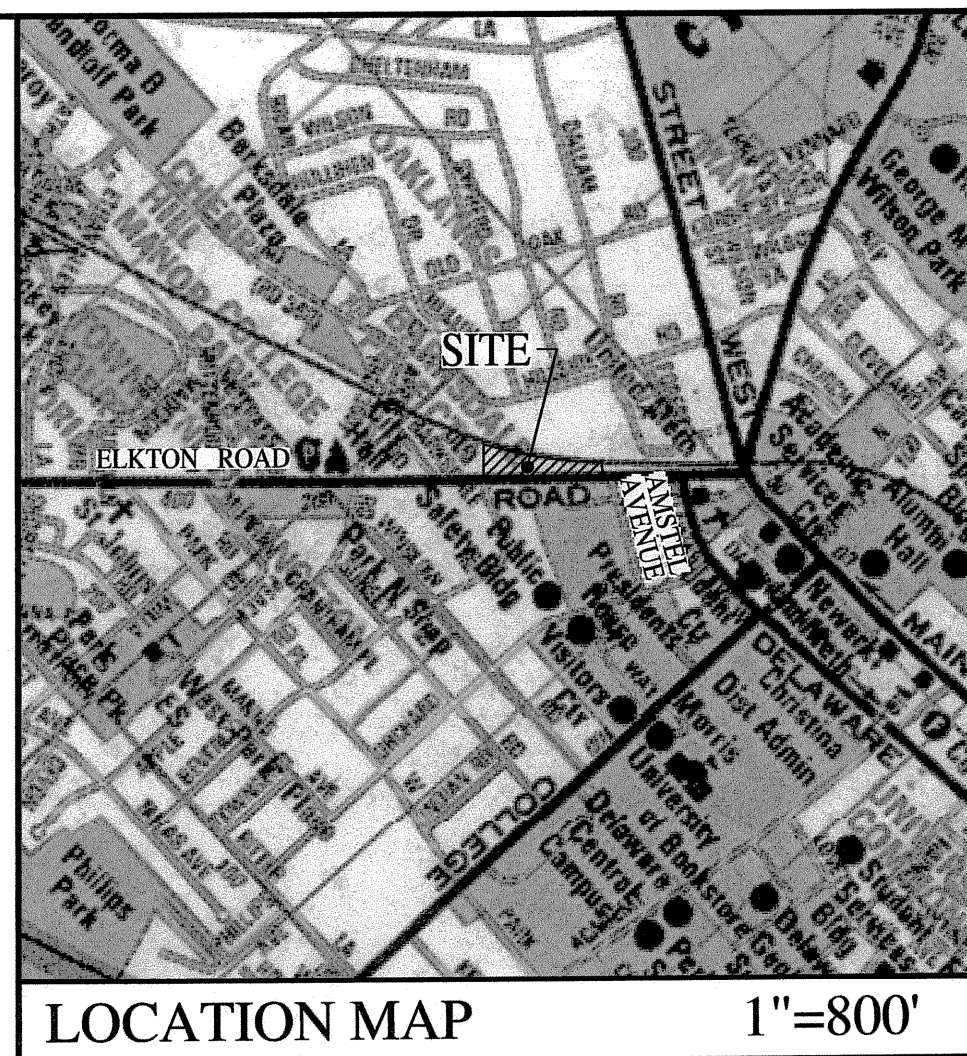
BUILDING (9,546 SF FOOTPRINT)	0.219± ACRES	22.5%
PROPOSED PARKING AND ACCESSWAYS:	0.439± ACRES	45.8%
GREEN AREA:	0.300± ACRES	31.3%
TOTALS:	0.958± ACRES	100.0%
- VERTICAL DATUM: CITY OF NEWARK
- BULK AREA RESTRICTIONS: BB ZONING

MIN. LOT AREA:	3,000 S.F.
MIN. LOT WIDTH:	20'
MIN. FRONT YARD SETBACK:	0' FOR BUILDINGS 3 STORIES ≤ 35' HIGH
MIN. REAR YARD SETBACK:	15'
MIN. SIDE YARD SETBACK:	0'
MAX. BUILDING HEIGHT:	3 STORIES (35')
- PARKING REQUIREMENTS:

RETAIL (NOTE: RETAIL GFA DOES NOT INCLUDE STAIRWAYS) 8,760 SF x 70% (DEVOTED TO SALES) x 1 SPACE/200 SF 6 EMPLOYEES x 1 SPACE/EMPLOYEE	31 SPACES 6 SPACES
APARTMENTS (2 AND 3 BEDROOM UNITS) 9 UNITS x 2 SPACES/UNIT	18 SPACES
TOTAL REQUIRED:	55 SPACES
TOTAL PROVIDED:	55 SPACES
- POSTAL ADDRESS: 100 ELKTON ROAD

GENERAL NOTES

- PROPOSED SANITARY SEWER: CITY OF NEWARK
SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
- PROPOSED WATER SUPPLY: CITY OF NEWARK
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
- ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 1997 STATE FIRE PREVENTION REGULATIONS, (DSFPR PART V, CHAPTER 5), DATED JULY 1, 1997, AND AS AMENDED.
- STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.
- NO DEBRIS SHALL BE BURIED ON THIS SITE.
- UTILITY, TRASH, AND RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS.
- TOPOGRAPHIC INFORMATION IS BASED ON SURVEY BY ZEBLEY & ASSOCIATES, INC. DATED JULY 3, 2006.
DATUM: CITY OF NEWARK
PROJECT BENCHMARK: INVERT OF EXISTING CATCH BASIN ADJACENT TO THE NORTHERLY CURB LINE OF ELKTON ROAD APPROXIMATELY 114± FT WEST OF THE CENTERLINE INTERSECTION OF ELKTON ROAD AND AMSTEL AVENUE.
- DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
- ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS, AS APPLICABLE.
- SITE SOILS CONSIST OF KEYPORT SILT LOAM (K6B2)
MAPIED IN ACCORDANCE WITH THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 18)
- THERE ARE NO FEMA MAPPED FLOODPLAINS ON THIS SITE. (PANEL 120 OF 450 - MAP NO. 100030120 H, DATED OCTOBER 6, 2000).
- THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED PARCEL SHOWN ON THIS PLAN.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
- THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.
- ALL ROOF DRAINS FROM THE PROPOSED BUILDING SHALL BE CONNECTED DIRECTLY TO THE STORM DRAINAGE SYSTEM.
- BUILDING SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING ACCESSWAYS, ROADWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND FOR SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATION.
- ALL EXISTING BUILDINGS AND PAVEMENT SHALL BE DEMOLISHED. DEBRIS SHALL BE DISPOSED OF OFF-SITE. NOTE: EXISTING BUILDINGS HAVE NOT BEEN SHOWN ON THIS PLAN FOR CLARITY.
- NO TREES OVER 18" IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.



LEGEND

PROPOSED SPOT ELEVATION	+130.0
PROPOSED FINISHED GRADE CONTOUR	(130)
EXISTING CONTOURS	--- 130 ---
UTILITY POLE	Ø
EXISTING SANITARY SEWER & MANHOLE	—○—
EXISTING STORM DRAINAGE & CATCH BASIN	== □ ==
EXISTING CURB	=====
PROPOSED SANITARY SEWER & MANHOLE	—●—
PROPOSED STORM DRAINAGE & CATCH BASIN	== □ ==
EXIST. GAS MAIN & GAS VALVE	—G—
EXIST. FIRE HYDRANT	—FH—
PROPOSED FIRE HYDRANT	—FH—
EXIST. WATER MAIN & WATER VALVE	—W—
PROPOSED PARKING COUNT	—B—
PROPOSED DRAINAGE FLOW PATH	—>—
PROPOSED CURB	=====
HANDICAP RAMP	—(HR)—
PROPOSED YELLOW DEMARCATION LINE	—(YDL)—
CURB	=====
PROPOSED BIKE RACK	—(BR)—

SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

TAX PARCEL #	OWNER	ZONING
18-019.00-296	UNIVERSITY OF DELAWARE	UN
18-019.00-297	UNIVERSITY OF DELAWARE	UN
18-019.00-222	UNIVERSITY OF DELAWARE	UN
18-019.00-337	B&O RR CO. CSXTRANSPORTATION	MI
18-019.00-319	AMSTEL ASSOCIATES, L.L.C.	BB
18-019.00-328	UNIVERSITY OF DELAWARE	UN
18-019.00-329	ANASTASIOS & DIMITRA PAPPOULIS	BN
18-025.00-215	NEWARK CENTER, L.L.C.	BN
18-025.00-216	PRIMO PROPERTIES, L.L.C.	BC
18-025.00-124	ELKTON PLAZA ASSOCIATES, L.L.C.	BC
18-025.00-340	SONIA Z. LESKIW	BC

CERTIFICATION OF PERIMETER

I, JOHN E. ZEBLEY, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE PERIMETER BOUNDARY TOPOGRAPHIC SURVEY PLAN CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE BY ZEBLEY & ASSOCIATES, INC. AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

DATE

JOHN E. ZEBLEY
DE PLS No. 334

CERTIFICATION OF OWNERSHIP

WE, MILLIYARD PROPERTY ASSOCIATES, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND REGULATIONS OF THE CITY OF NEWARK, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

DATE

SIGNATURE
(MANAGING PARTNER)

CERTIFICATION OF ACCURACY AND SUBDIVISION PLAN APPROVAL

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED APPROVAL BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON _____ AND ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

APPROVED: _____

BY: _____

PLANNING DIRECTOR

APPROVED: _____

BY: _____

CITY SECRETARY

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THEREOF APPROPRIATE

REZONING, SPECIAL USE, PERMIT AND RECORD MAJOR SUBDIVISION PLAN

FOR
THE MILLIYARD
CITY OF NEWARK — NEW CASTLE COUNTY
DELAWARE

EQUITABLE OWNER/DEVELOPER
MILLIYARD PROPERTY ASSOCIATES, LLC
6000 WOOLEN WAY
NEWARK, DE 19711

LANDMARK ENGINEERING
CIVIL AND SITE ENGINEERING SPECIALISTS
ONE CORPORATE COMMONS 0 SUITE 301 0 NEW CASTLE, DELAWARE
PHONE - (302) 323-9377 0 FAX - (302) 323-9461

0 15 30 60
GRAPHIC SCALE

SCALE: 1" = 30'	DRAWN BY: KBK
DESIGNED BY: JGC	CHECKED BY: JGC
FILE NO. 001	SHEET 1 of 1
DATE: 11-24-06	COMM. C 1888

PROFESSIONAL ENGINEER